MACOMB TOWNSHIP
PLOT PLAN
REQUIREMENTS CHECKLIST
(To be completed by SDA plot plan reviewer)

ADDRESS_____

DEVELOPMENT _____ LOT/UNIT/BLDG. NO.: _____

ENGINEER/SURVEYOR_____ DATE_____

REVIEWER: _____

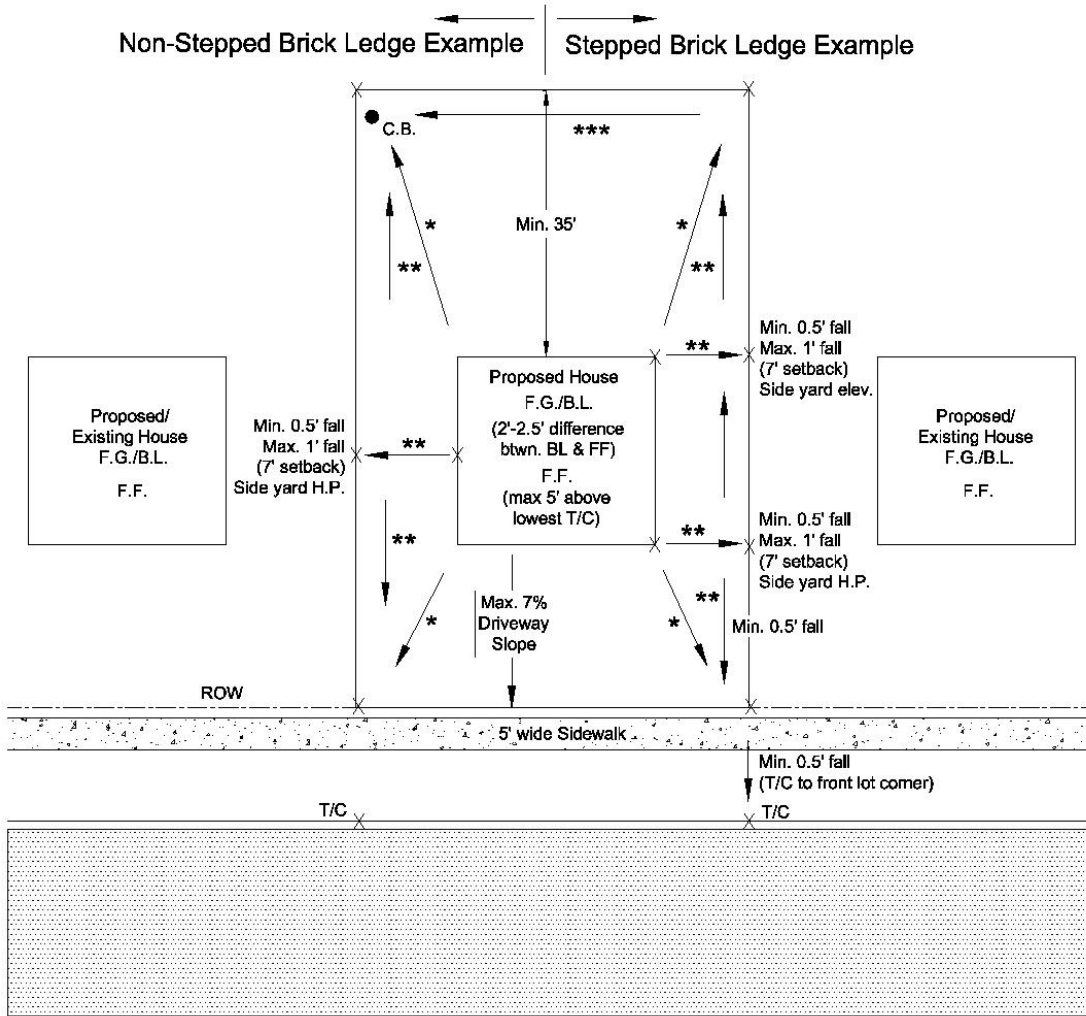|	**General**	Yes	No
1.	Plans signed and sealed by registered (Michigan) Land Surveyor/Engineer. Original signature provided.		
2.	North Arrow – Shown and Correct Direction.		
3.	Scale (1" – 10' to 1" – 40') – Shown on plans.		
4.	Legal description shown.		
5.	Site benchmark provided (USGS datum), using the nearest road catch basin to subject site (must include as-built elevation of catch basin, catch basin number, street address and lot number for the house fronting the noted benchmark).		
6.	Topographic survey information shown (existing elevations around the lot perimeter, adjacent top of curb and brick ledge/finish grade elevations, catch basin, valve well and manhole rim elevations and on site easements dimensions and locations).		
7.	Road name and width of Right-of-Way.		
8.	Arrows indicating drainage pattern.		
9.	Lot boundary dimensions shown.		
10.	All existing and proposed utilities (includes water service, sanitary and sump lead).		
11.	Sump lead must be connected to an enclosed storm sewer system (via catch basin, manhole, etc.).		
11.	Location and elevation of 100-year Floodplain boundaries (existing or proposed flood plain within lot boundary). (if floodplain, forward to Jeff Bednar for review)		
12.	House Location Dimensions: a. house to side property line (both sides) b. garage to side property line c. to rear property line d. to front property line.	_____ _____ _____ _____	_____ _____ _____ _____
13.	First floor elevation shown, not to exceed 5' above lowest adjacent top of curb.		
14.	Provide building outline and building envelope finished grades of all adjacent buildings.		
15.	Provide top of curb grades opposite each front lot corner. Min. 0.5' drop between corner lot grade and top of curb grade.		
16.	All brick ledge elevations and lot grades match approved master grade		

	plan unless existing conditions warrant modifications (i.e. match approved plot plans/preliminary grade certificates for adjacent lots). Brick ledge grade shall be shown on wall where house meets garage.		
17.	Show handicap ramps on sidewalks for corner lots. Grades must be provided to show that ramps will not exceed 2% level landing and 8.3% ramp slope.		
18.	Verify if receiving sidewalk ramp is required on lot (refer to master grading plan and/or paving plan).		

19.	All proposed modifications to approved grading plan must meet the following:
	   a. Brick ledge elevation within 0.5' of all adjacent building brick ledge elevations
	   b. Fall from brick ledge to side yard swale high point shall be minimum 0.5' and 1' maximum
	   c. Fall from brick ledge shall be a minimum 2% (.5') in the first 25' and 1% thereafter to property line or swale
	   d. Side yard swale slopes shall be minimum 1% (minimum 0.5' from high point to lot front corner) and maximum 5%.
	   e. Rear yard swale slopes shall be minimum 0.5% (0.5' of fall along rear yard) and maximum 5%.
	   f. Driveway slope shall not exceed maximum 7% from garage finished floor to walk grade (add 0.33 to garage finished grade to calculate garage finished floor).
	   g. No slope on property can exceed 7% per Township standards.
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20.	Review adjacent building preliminary grade certs and plot plans where existing adjacent buildings exist to verify building grades, side yard grades, and top of curb grades match with proposed plan.		
21.	Verify adjacent lots are shown and labeled on plot plan correctly as per our records (i.e. a labeled vacant lot is truly vacant).		
22.	All paved surfaces must be a minimum of 3.5' from a side yard property line. Widths of all walks between houses/garages and side yard property lines shall be labeled.		

GRADING TEMPLATE

* Fall from B.L. shall be a min. 2% in the first 25' and 1% thereafter

** Side yard swale slope shall be a min. 1% and min. 0.5' from H. P. to lot corner

*** Rear yard swale slopes shall be minimum 0.7% (0.5' fall along rear yard) and 5% maximum for all swale slopes

Non-Stepped Brick Ledge Example | Stepped Brick Ledge Example

● C.B.

***

Min. 35'

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*

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Min. 0.5' fall
Max. 1' fall
(7' setback)
Side yard elev.

Proposed House
F.G./B.L.
(2'-2.5' difference
btwn. BL & FF)
F.F.
(max 5' above
lowest T/C)

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Proposed/
Existing House
F.G./B.L.

F.F.

Min. 0.5' fall
Max. 1' fall
(7' setback)
Side yard H.P.

**

Proposed/
Existing House
F.G./B.L.

F.F.

Min. 0.5' fall
Max. 1' fall
(7' setback)
Side yard H.P.

**

**

*

Max. 7%
Driveway
Slope

**

*

Min. 0.5' fall

ROW

5' wide Sidewalk

Min. 0.5' fall
(T/C to front lot corner)

T/C

T/C

NOT TO SCALE